



Offers In The Region Of £239,950

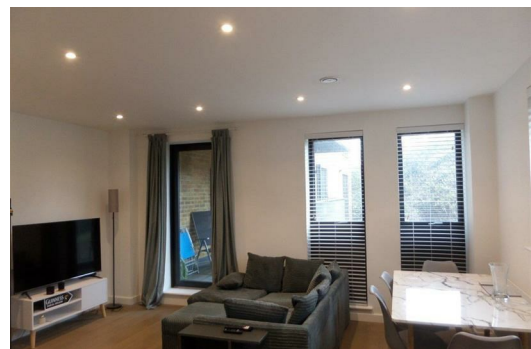
Smitham Court 31 Leaden Hill, Coulsdon, CR5 2FF

We are very pleased to offer this lovely one bedroom purpose built flat which is situated on the first floor. The property is presented in very good order throughout and early viewing is advised. There is a good size open plan living room with direct access onto a small private balcony and the kitchen is fitted with integrated appliances. The double bedroom is bright and airy and the bathroom is fitted with a white suite. Conveniently situated for local amenities along with Coulsdon Mainline station serving the area. Other benefits include, double glazing, gas central heating with radiators a good lease and the property is being offered with no onward chain.

Tenure : Leasehold
Local Authority : Croydon - Council Tax Band B
Lease Term : 125 years from 10 November 2020
Service Charges : To be confirmed
Ground Rent : £250 to be confirmed

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage> and <https://checker.ofcom.org.uk/en-gb/mobile-coverage> respectively



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	82
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

